

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:

Jennifer L. Scarnati aka Jennifer L. Scarnetti
Debtor

PENNYMAC LOAN SERVICES, LLC
Movant

vs.

Jennifer L. Scarnati aka Jennifer L. Scarnetti
Respondent

Natalie Lutz Cardiello, Trustee
Additional Respondent

Case No. 20-21522-GLT

CHAPTER 7

Related to Documents 19, 23

Hearing Date: 7/23/20 at 10:00 a.m.

ORDER OF COURT

AND NOW, this 7th day of July 2020, Debtor having filed no objection to the Motion for Relief from the Automatic Stay, and the Chapter 7 Trustee and counsel for the Movant having consented hereto, it is hereby ORDERED that the Motion for Relief from Stay filed in the above matter be and hereby is hereby GRANTED, and Movant is granted relief from the automatic stay under 11 U.S.C. § 362 with respect to the subject premises located at 428 Mifflin Street , West Mifflin , PA 15122 (“Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem state court remedies, provided, however, that this Order shall become effective the earlier of the date 120 days from the entry of this order or the date on which the Trustee files a Report of No Distribution.

The hearing scheduled for July 23, 2020 at 10:00 a.m. is cancelled.


GREGORY L. TADDONIO **jah**
UNITED STATES BANKRUPTCY JUDGE

Consented to by:

/s/ Natalie Lutz Cardiello, Esquire

Natalie Lutz Cardiello Esquire
Chapter 7 Trustee
107 Huron Drive
Carnegie, PA 15106
Phone: 412-276-4043
ncardiello@comcast.net

/s/ James C. Warmbrodt, Esquire

James C. Warmbrodt, Esquire
Attorney for Movant
KML Law Group, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
Phone: 215-627-1322
jwarmbrodt@kmllawgroup.com

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
Western District of Pennsylvania

In re:
 Jennifer L. Scarnati
 Debtor

Case No. 20-21522-GLT
 Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-2

User: dkam
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Jul 07, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 09, 2020.

db +Jennifer L. Scarnati, 954 Margaretta Ave, Pittsburgh, PA 15234-1302

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 09, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 7, 2020 at the address(es) listed below:

James Warmbrodt on behalf of Creditor PENNYMAC LOAN SERVICES, LLC bkgroup@kmllawgroup.com
 Julie Frazee Steidl on behalf of Debtor Jennifer L. Scarnati julie.steidl@steidl-steinberg.com,
 leslie.nebel@steidl-steinberg.com;abby.steidl@me.com;cgoga@steidl-steinberg.com;r53037@notify.bes
 tcase.com;rlager@steidl-steinberg.com;kmeyers@steidl-steinberg.com
 Keri P. Ebeck on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com,
 jbluemle@bernsteinlaw.com
 Natalie Lutz Cardiello on behalf of Trustee Natalie Lutz Cardiello ncardiello@cardiello-law.com,
 ncardiello@ecf.axosfs.com
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 Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov

TOTAL: 6